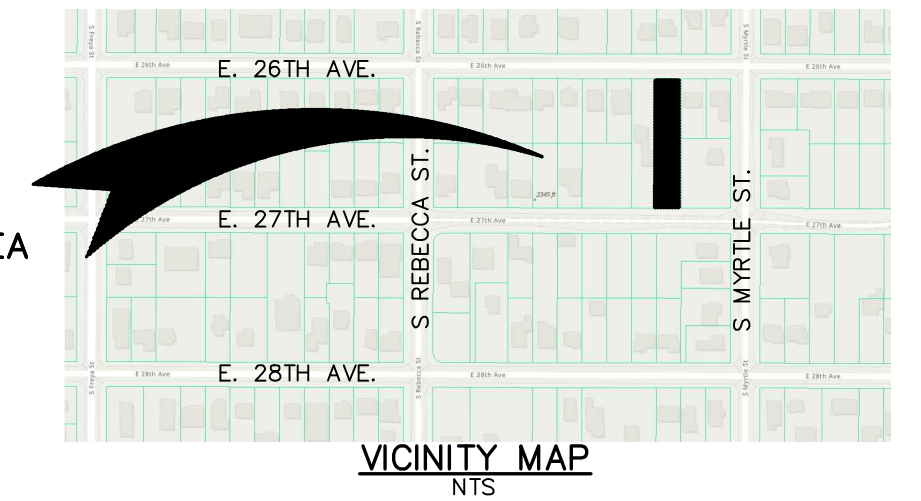


CHERNIOGLO 1ST ADDITION SHORT PLAT

LOT 10, BLOCK 83 OF LINCOLN HEIGHTS
 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
 SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 (ASSESSOR PARCEL NUMBER: 35274.1111)

PROJECT AREA



SITE DATA:

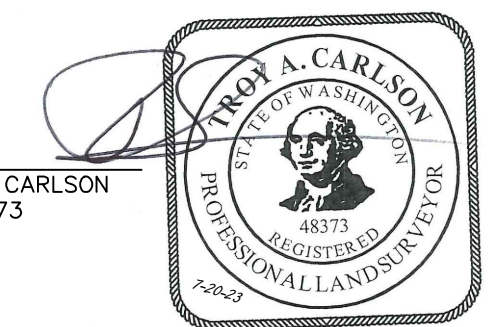
PARCEL NUMBER: 35274.1111
 ADDRESS: 3918 E 26TH AVE
 PROPERTY SIZE: 0.30 ACRES
 PROPOSED USE: 2-LOT SHORT PLAT
 PROPOSED DWELLINGS: 1 DUPLEX PER LOT, 4 UNITS TOTAL
 DENSITY: 13.33 UNITS/ACRE
 FIRE DISTRICT: SPOKANE FIRE DEPT
 SCHOOL DISTRICT: SPOKANE #81
 WATER PURVEYOR: CITY OF SPOKANE
 SEWER PURVEYOR: CITY OF SPOKANE
 OWNER: PARCEL SECONDARY VENTURES, LLC
 COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL 4-10
 ZONING: RSF
 SETBACKS: 15' FRONT (20' GARAGE), 25' REAR, 5' SIDE

NOTES:

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITH IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
3. THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, OCTOBER, 2022, AND TO PREPARE A PRELIMINARY PLAT.

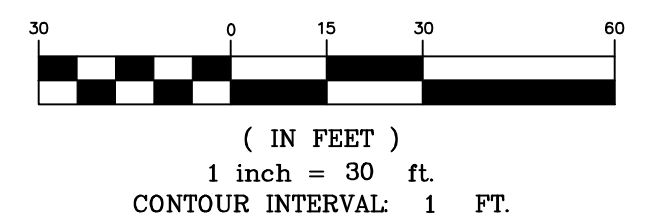
SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.



TROY A. CARLSON
PLS 48373

GRAPHIC SCALE



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

LEGAL DESCRIPTION:

PARCEL #: 35274.1111
 PER TITLE REPORT BY TICOR TITLE COMPANY, GUARANTEE NUMBER 6602300137, DATED JANUARY 13, 2023

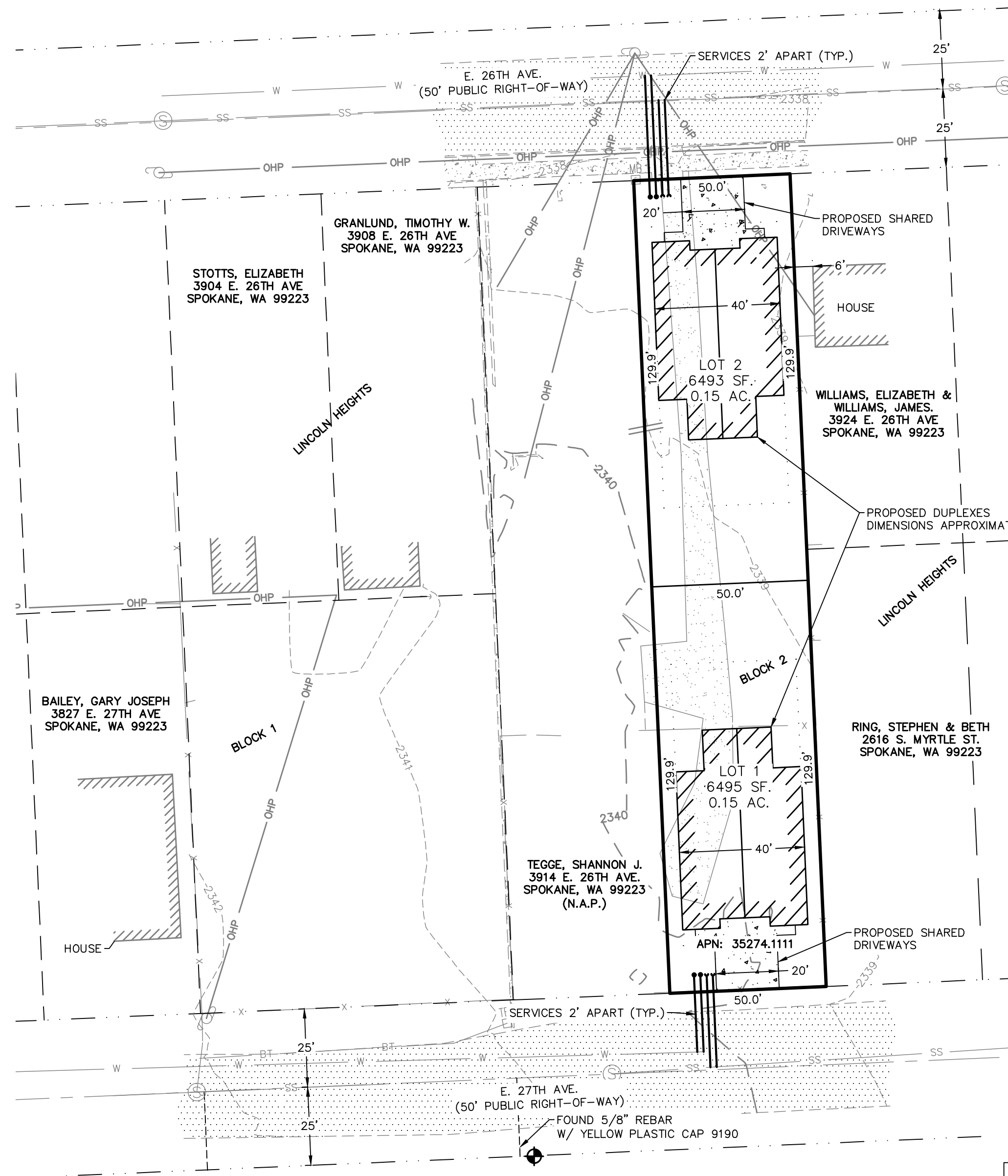
LOT 10, BLOCK 83, LINCOLN HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME L OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

BASIS OF BEARING:

A BEARING OF N87°34'8"E WAS ASSUMED ALONG THE RIGHT OF WAY CENTER LINE OF EAST 26TH AVENUE.

LEGEND:

- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SS EXISTING SEWER LINE
- W EXISTING WATER LINE
- BT EXISTING UNDERGROUND PHONE
- OHP EXISTING OVERHEAD POWER
- X EXISTING FENCE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING HOSE BIB
- ⊙ EXISTING TELEPHONE PEDESTAL
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL
- W PROPOSED WATER SERVICE
- SS PROPOSED SEWER SERVICE
- ▨ PROPOSED BUILDING FOOTPRINT
- ▨ PROPOSED CONCRETE



ELEVATION DATUM

NAV88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

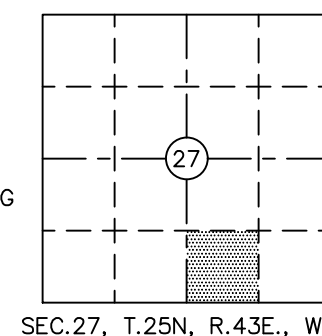
FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP 9190 SOUTH OF E. 27TH AVENUE ELEVATION: 2340.85'

OWNER/DEVELOPER

VLAD CHERNIOGLO SECONDARY VENTURES, LLC PO BOX 1855 HAYDEN, ID 83835 916-739-0996

SURVEYOR/AGENT

TROY CARLSON/AUSTIN STORHAUG STORHAUG ENGINEERING 510 E. 3RD AVENUE SPOKANE, WASHINGTON 99202 509-242-1000



storhäug
 civil engineering planning
 landscape architecture surveying
 510 east third avenue | spokane, wa | 99202
 p 509.242.1000

DATE 07/20/2023	SCALE 1" = 30'
FIELD BOOK 22-344	DRAWN PMC/LJT
PROJECT NUMBER 22-344	DRAWING NO. 1 OF 1

22-344-PP-East-26th.dwg 18x24 (SP)